

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Set Public Hearing to Amend Boundary of Sumter Landing Community Development District on September 8, 2009, at 5:00 p.m.

REQUESTED ACTION: Set Public Hearing to Amend Boundary of Sumter Landing Community Development District on September 8, 2009, at 5:00 p.m.

☐ Work Session (Report Only) **DATE OF MEETING:** 8/25/2009
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: _____

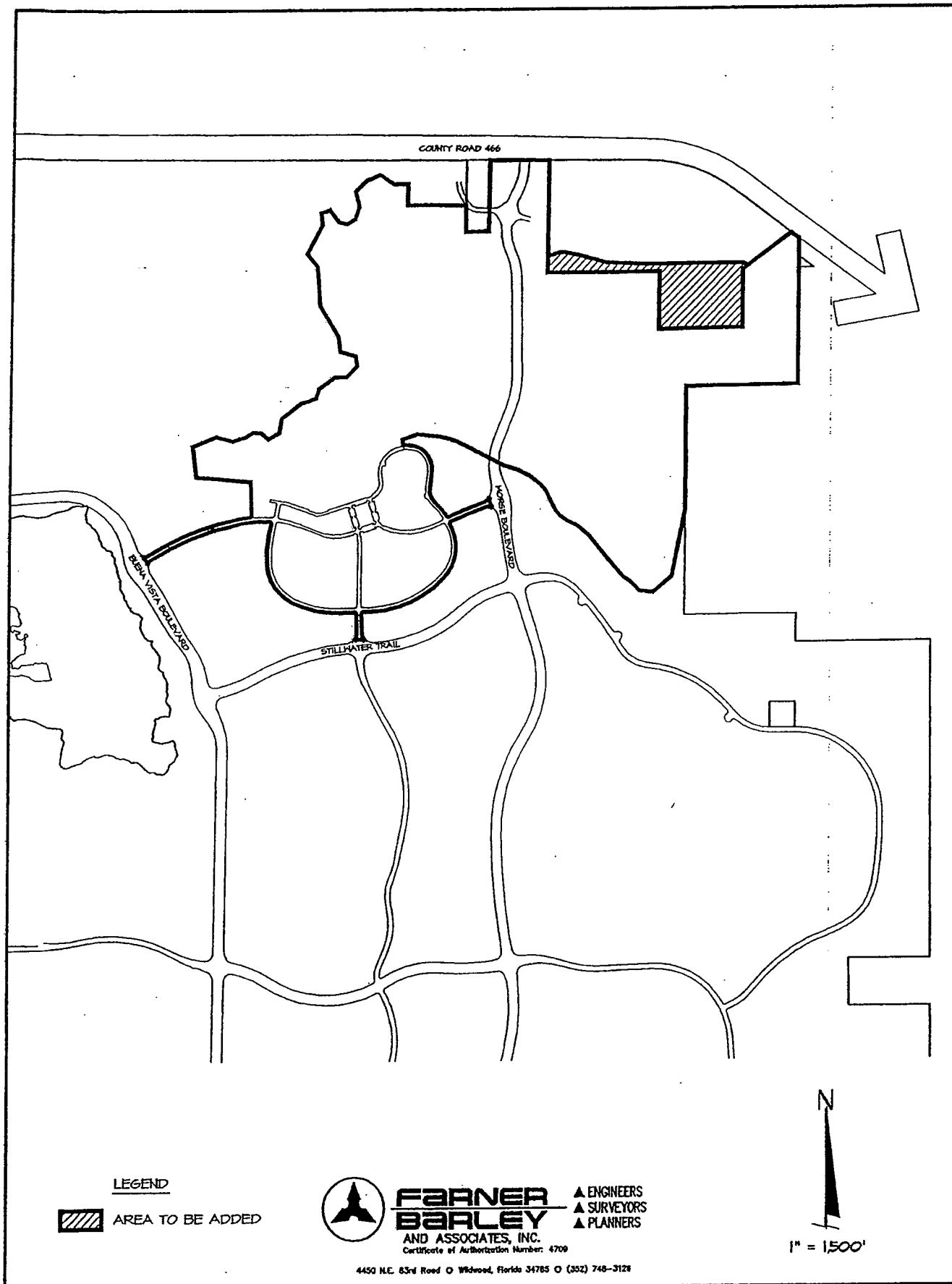
BUDGET IMPACT: _____
☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

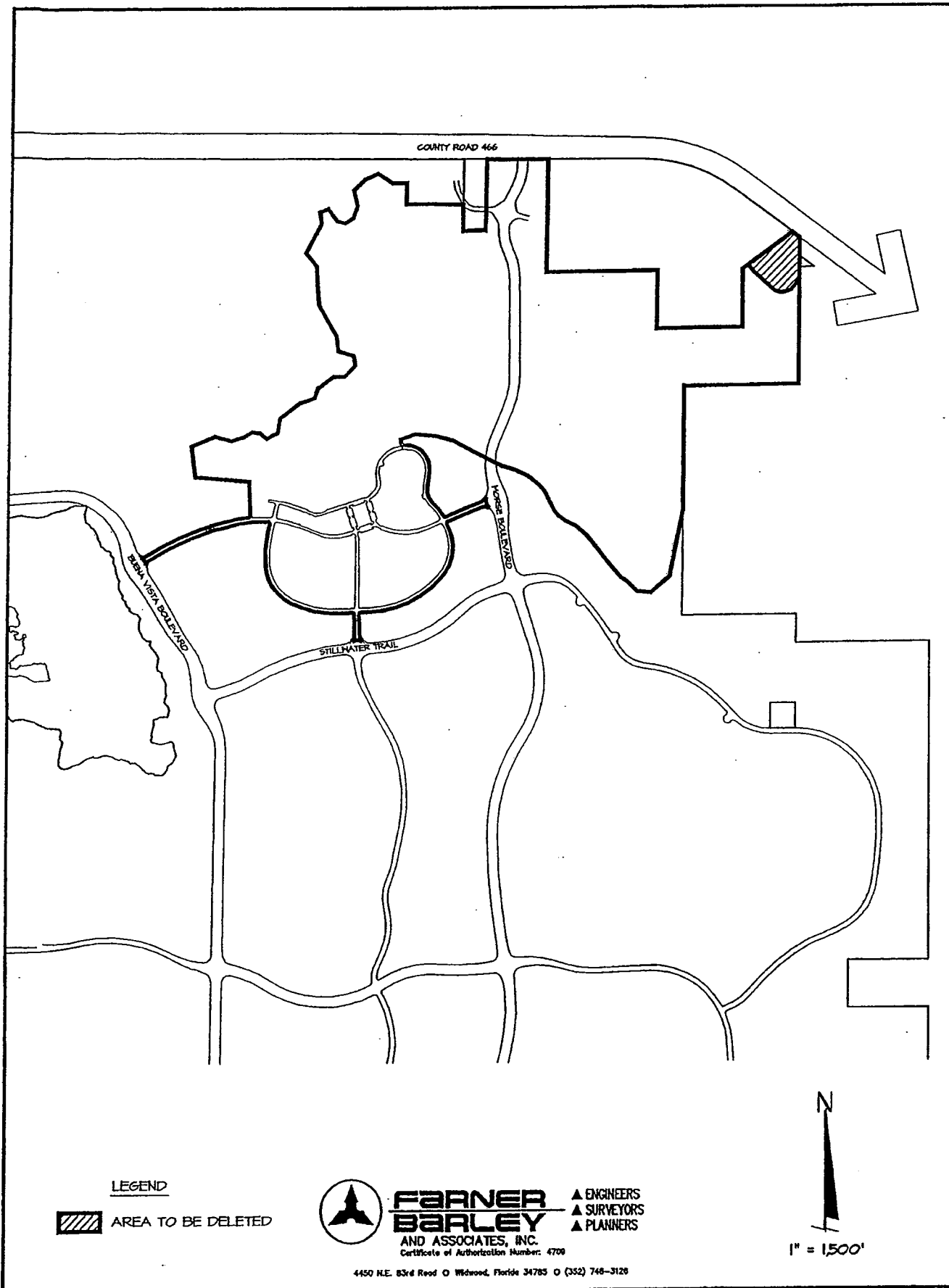
The Sumter Landing Community Development District (SLCDD) petitioned the County to amend the boundary of the Sumter Landing Community Development District. The current SLCDD boundary was approved by the Board of County Commissioners (Board) in 2002 (Ordinance 02-06) and encompassed approximately 432.4 acres. The amendment to the boundary of the SLCDD will add 21.24 acres and remove 5.82 acres (net increase of 15.42 acres - 447.8 acres). Maps showing the proposed change are attached.

Pursuant to Chapter 190.046, Florida Statutes, the Board must approve the amendment to the SLCDD boundary via ordinance. The proposed ordinance is attached for information.

Staff requests the Board set a public hearing to consider the adoption of the ordinance to amend the SLCDD boundary on September 8, 2009, at 5:00 p.m.



AREA TO BE ADDED TO SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT



AREA TO BE DELETED FROM SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF COUNTY
COMMISSIONERS OF SUMTER COUNTY,
FLORIDA, AMENDING ORDINANCE 02-6, TO
AMEND THE BOUNDARY OF THE SUMTER
LANDING COMMUNITY DEVELOPMENT
DISTRICT PROVIDING FOR SEVERABILITY;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners established the Sumter Landing Community Development District by Sumter Ordinance 02-6 adopted on March 19, 2002, and

WHEREAS, in the process of going forward with development activities it has come to the attention of the developer that additional changes are necessary in the boundary to add approximately 21.24 acres, and to delete approximately 5.82 acres.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Sumter County, Florida, as follows:

Section 1. Section 3 of Sumter County Ordinance 02-6 is hereby amended so that the external boundary of the District shall be as per *Exhibit "A"* attached hereto.

Section 2. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 3. That if any section, sentence, clause, or phase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. That this ordinance shall become effective in accordance with law.

PASSED this _____ day of _____, 2009.

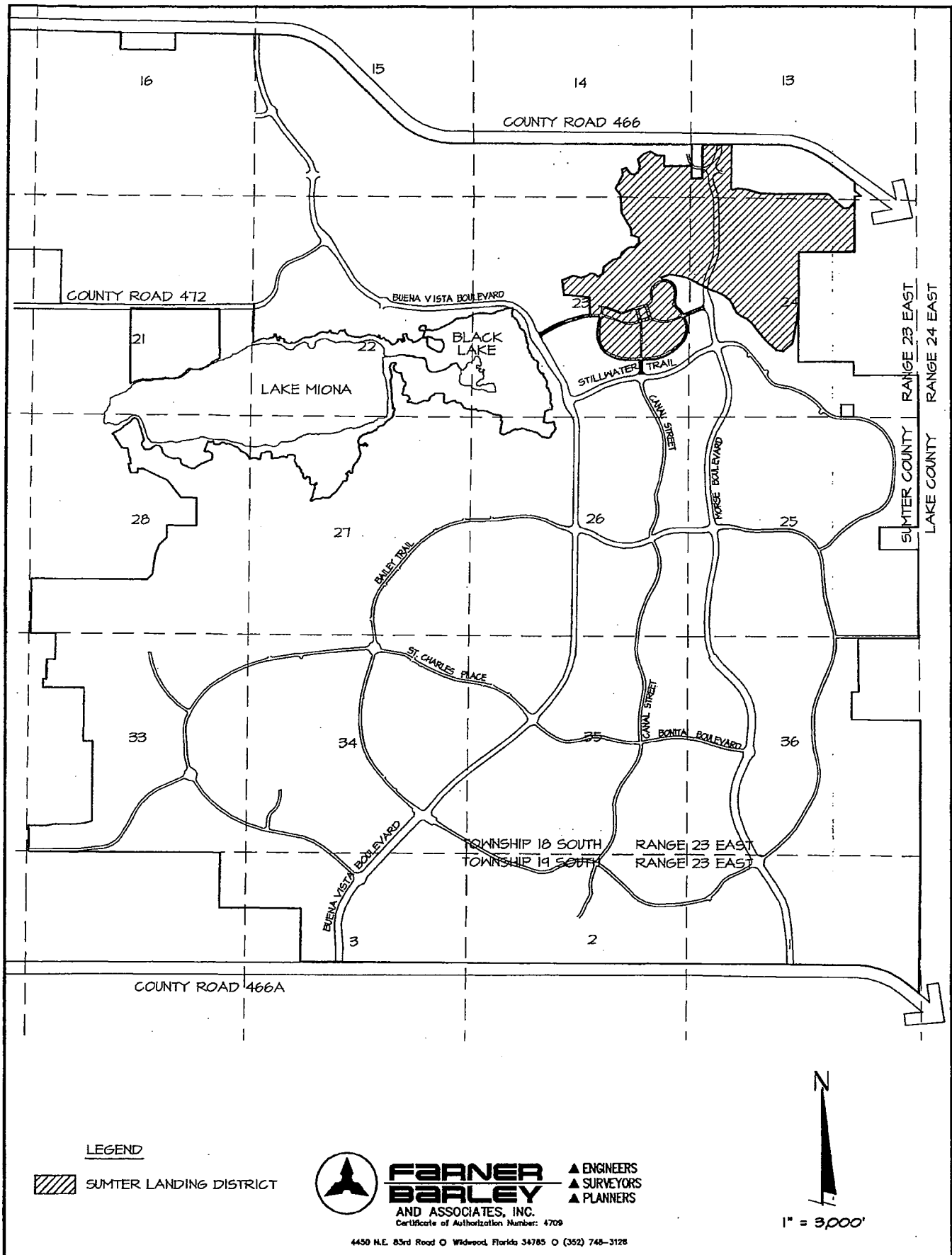
**ATTEST: GLORIA HAYWARD
CLERK OF CIRCUIT COURT**

**BOARD OF COUNTY
COMMISSIONERS
SUMTER COUNTY, FLORIDA**

**By: _____
DEPUTY CLERK**

**_____
GARRY BREEDEN, CHAIR**

EXHIBIT A



EXISTING SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT

Exhibit A
Description of the Amended
Sumter Landing Community Development District
Approximately 447.8 Acres

THOSE PORTIONS OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N00°30'41"E, A DISTANCE OF 474.39 FEET TO THE POINT OF BEGINNING; THENCE N89°25'37"E, A DISTANCE OF 272.25 FEET TO THE EAST LINE OF THE WEST 272.25 FEET OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N00°29'46"E, A DISTANCE OF 807.30 FEET TO THE SOUTH RIGHT-OF-WAY OF C.R. 466, THENCE EASTERLY ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 721.04 FEET; TO THE EAST LINE OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG SAID EAST LINE, S00°30'19"W, A DISTANCE OF 1059.00 FEET; THENCE DEPARTING SAID EAST LINE, S55°50'16"E, 41.32 FEET; THENCE N72°48'01"E, 112.06 FEET; THENCE S89°26'37"E, 58.96 FEET; THENCE S80°29'20"E, 167.48 FEET; THENCE S74°47'41"E, 342.01 FEET; THENCE S87°27'14"E, 416.39 FEET; THENCE N89°54'13"E, 1,203.53 FEET; THENCE S68°13'17"E, 50.36 FEET; THENCE S42°20'15"E, 134.30 FEET; THENCE S47°44'31"E, 279.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 160.02 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 67°05'32", A DISTANCE OF 187.38 FEET TO THE POINT OF TANGENCY; THENCE N65°09'57"E, 52.23 FEET; THENCE N40°06'00"E, 144.90 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE ALONG SAID EAST LINE, S0°13'04"W, A DISTANCE OF 1191.23 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S89°17'30"W, A DISTANCE OF 1,325.14 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S00°21'27"W ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1,420.06 FEET; THENCE S11°08'28"W, A DISTANCE OF 786.16 FEET; THENCE S49°50'36"W, A DISTANCE OF 285.81 FEET; THENCE N84°14'57"W, A DISTANCE OF 165.23 FEET; THENCE N46°36'07"W, A DISTANCE OF 164.27 FEET; THENCE N55°01'46"W, A DISTANCE OF 95.57 FEET; THENCE N40°04'46"W, A DISTANCE OF 342.59 FEET; THENCE N38°50'51"W, A DISTANCE OF 285.85 FEET; THENCE N50°02'48"W, A DISTANCE OF 168.56 FEET; THENCE N64°22'16"W, A DISTANCE OF 141.06 FEET; THENCE N55°32'52"W, A DISTANCE OF 107.32 FEET; THENCE N39°43'13"W, A DISTANCE OF 78.25 FEET; THENCE N26°50'36"W, A DISTANCE OF 114.48 FEET; THENCE N26°19'47"W, A DISTANCE OF 134.01 FEET; THENCE N39°43'06"W, A DISTANCE OF 92.50 FEET; THENCE N52°51'51"W, A DISTANCE OF 174.42 FEET; THENCE N64°56'57"W, A DISTANCE OF 170.88 FEET; THENCE N72°32'20"W, A DISTANCE OF 180.59 FEET; THENCE N63°14'13"W, A DISTANCE OF 633.74 FEET; THENCE N74°10'28"W, A DISTANCE OF 187.44 FEET; THENCE N84°50'04"W, A DISTANCE OF 251.98 FEET; THENCE S70°54'38"W, 204.46 FEET; THENCE S34°21'27"E, 71.78 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH, AND HAVING A RADIUS OF 371.41 FEET, AND A CHORD BEARING AND DISTANCE OF S88°25'27"E, 96.09 FEET; THENCE EASTERLY ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 14°51'56", AN ARC DISTANCE OF 96.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 253.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°07'11", AN ARC DISTANCE OF 226.09 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 324.82 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°39'15", AN ARC DISTANCE OF 185.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 1,103.26 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°06'42", AN ARC DISTANCE OF 175.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 196.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°19'14", AN ARC DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE S45°25'35"E, 121.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 228.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'05", AN ARC DISTANCE OF 85.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°10'14", AN ARC DISTANCE OF 38.91 FEET TO THE POINT OF TANGENCY; THENCE N66°53'16"E, 157.06 FEET; THENCE CONTINUE N66°53'16"E, 55.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 3,028.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°22'08", AN ARC DISTANCE OF 230.89 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST, AND HAVING A RADIUS OF 114.00 FEET, AND A CHORD BEARING AND DISTANCE OF N44°29'17"E, 88.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°26'50", AN ARC DISTANCE OF 90.43 FEET; THENCE S68°14'08"E, 6.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EAST, AND HAVING A RADIUS OF 105.00 FEET, AND A CHORD BEARING AND DISTANCE OF S17°09'02"E, 131.91 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 77°49'48", AN ARC DISTANCE OF 142.63 FEET; THENCE S33°56'05"W, 7.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH, AND HAVING A RADIUS OF 113.00 FEET, AND A CHORD BEARING AND DISTANCE OF N80°50'56"W, 94.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°34'02", AN ARC DISTANCE OF 97.76 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTH, AND HAVING A RADIUS OF 2,972.00 FEET, AND A CHORD BEARING AND DISTANCE OF S68°58'41"W, 216.80 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°10'50", AN ARC DISTANCE OF 216.85 FEET TO THE POINT OF TANGENCY; THENCE S66°53'16"W, 212.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S23°06'44"E, 70.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 527.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°08'26", AN ARC DISTANCE OF 599.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 1,176.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°46'34", AN ARC DISTANCE

OF 939.56 FEET TO THE POINT TANGENCY; THENCE S87°48'16"W, 101.84 FEET TO THE POINT OF
 CURVATURE OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 23.00 FEET; THENCE
 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°31'42", AN
 ARC DISTANCE OF 35.94 FEET TO THE POINT OF TANGENCY; THENCE S01°43'26"E, 232.80 FEET TO
 A POINT ON THE ARC OF A CURVE CONCAVE NORTHEAST, AND HAVING A RADIUS OF 114.00 FEET,
 AND A CHORD BEARING AND DISTANCE OF S29°45'52"E, 88.99 FEET; THENCE SOUTHEASTERLY
 ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°56'48", AN ARC DISTANCE
 OF 91.42 FEET; THENCE S37°15'44"W, 6.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE
 SOUTH, AND HAVING A RADIUS OF 105.00 FEET, AND A CHORD BEARING AND DISTANCE OF
 S88°16'34"W, 132.12 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
 CENTRAL ANGLE OF 77°58'19", AN ARC DISTANCE OF 142.89 FEET; THENCE N40°42'36"W, 6.00
 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWEST, AND HAVING A RADIUS OF
 114.00 FEET, AND A CHORD BEARING AND DISTANCE OF N26°19'00"E, 88.99 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°56'48",
 AN ARC DISTANCE OF 91.42 FEET TO THE POINT OF TANGENCY; THENCE N01°43'26"W, 231.96
 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS
 OF 23.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
 ANGLE OF 90°28'18", AN ARC DISTANCE OF 36.32 FEET TO THE POINT OF TANGENCY; THENCE
 S87°48'16"W, 161.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH AND
 HAVING A RADIUS OF 1,131.61 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE
 THROUGH A CENTRAL ANGLE OF 29°20'53", AN ARC DISTANCE OF 579.63 FEET TO THE POINT OF
 COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 528.00
 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
 OF 57°53'41", AN ARC DISTANCE OF 533.52 FEET TO THE POINT OF COMPOUND CURVATURE OF A
 CURVE CONCAVE EAST AND HAVING A RADIUS OF 1,278.00 FEET; THENCE NORTHERLY ALONG
 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°52'49", AN ARC DISTANCE OF
 376.52 FEET TO THE POINT OF TANGENCY; THENCE N11°55'39"E, 113.33 FEET TO THE POINT OF
 CURVATURE OF A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE
 NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°19'33",
 AN ARC DISTANCE OF 42.47 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE
 CONCAVE SOUTH AND HAVING A RADIUS OF 1,141.50 FEET; THENCE WESTERLY ALONG THE ARC
 OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°43'59", AN ARC DISTANCE OF 333.37 FEET TO
 THE POINT OF TANGENCY; THENCE S77°52'07"W, 50.38 FEET TO THE POINT OF CURVATURE OF A
 CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,971.50 FEET; THENCE WESTERLY ALONG
 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°38'02", AN ARC DISTANCE OF
 1,070.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEAST AND
 HAVING A RADIUS OF 68.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE
 THROUGH A CENTRAL ANGLE OF 57°44'28", AN ARC DISTANCE OF 69.03 FEET; THENCE
 S89°29'38"W, 6.50 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHWEST, AND
 HAVING A RADIUS OF 105.00 FEET, AND A CHORD BEARING AND DISTANCE OF N33°06'54"W,
 113.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
 ANGLE OF 65°13'02", AN ARC DISTANCE OF 119.52 FEET; THENCE N24°16'35"E, 6.50 FEET TO A
 POINT ON THE ARC OF A CURVE CONCAVE NORTH, AND HAVING A RADIUS OF 68.50 FEET, AND A

CHORD BEARING AND DISTANCE OF N85°44'41"E, 65.44 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°03'49", AN ARC DISTANCE OF 68.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 3,028.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'21", AN ARC DISTANCE OF 1,091.80 FEET TO THE POINT OF TANGENCY; THENCE N77°52'07"E, 50.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 1,198.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'14", AN ARC DISTANCE OF 142.32 FEET; THENCE N02°16'14"W, 409.67 FEET; THENCE N84°55'44"W, 627.65 FEET; THENCE N07°02'39"W, A DISTANCE OF 352.75 FEET; THENCE N67°30'28"E, A DISTANCE OF 289.24 FEET; THENCE S75°23'25"E, A DISTANCE OF 195.77 FEET; THENCE N72°16'14"E, A DISTANCE OF 154.49 FEET; THENCE N60°24'31"E, A DISTANCE OF 106.70 FEET; THENCE S82°43'51"E, A DISTANCE OF 91.81 FEET; THENCE S50°13'22"E, A DISTANCE OF 101.35 FEET; THENCE N61°17'24"E, A DISTANCE OF 140.87 FEET; THENCE N07°31'05"E, A DISTANCE OF 167.87 FEET; THENCE N52°41'29"E, A DISTANCE OF 280.29 FEET; THENCE N70°56'30"E, A DISTANCE OF 182.03 FEET; THENCE N17°23'35"E, A DISTANCE OF 119.16 FEET; THENCE N55°13'57"E, A DISTANCE OF 224.08 FEET; THENCE N88°33'07"E, A DISTANCE OF 134.25 FEET; THENCE N44°11'12"E, A DISTANCE OF 177.26 FEET; THENCE N11°29'53"W, A DISTANCE OF 114.78 FEET; THENCE N73°14'05"W, A DISTANCE OF 184.60 FEET; THENCE N08°52'06"W, A DISTANCE OF 175.96 FEET; THENCE N31°02'03"W, A DISTANCE OF 407.84 FEET; THENCE N04°20'50"W, A DISTANCE OF 447.28 FEET; THENCE N39°10'31"W, A DISTANCE OF 192.96 FEET; THENCE N27°55'21"E, A DISTANCE OF 367.93 FEET; THENCE N06°32'51"W, A DISTANCE OF 135.99 FEET; THENCE N69°34'56"E, A DISTANCE OF 105.45 FEET; THENCE S37°36'24"E, A DISTANCE OF 175.41 FEET; THENCE S76°37'04"E, A DISTANCE OF 98.78 FEET; THENCE N58°27'42"E, A DISTANCE OF 109.50 FEET; THENCE N20°23'29"E, A DISTANCE OF 144.59 FEET; THENCE N14°51'40"W, A DISTANCE OF 183.75 FEET; THENCE N47°05'52"E, A DISTANCE OF 178.66 FEET; THENCE N67°20'24"E, A DISTANCE OF 170.46 FEET; THENCE S57°26'30"E, A DISTANCE OF 196.78 FEET; THENCE S89°43'03"E, A DISTANCE OF 165.00 FEET; THENCE S00°16'57"W, A DISTANCE OF 240.00 FEET; THENCE S89°43'03"E, A DISTANCE OF 261.47 FEET; THENCE S89°38'47"E, A DISTANCE OF 404.81 FEET TO THE WEST LINE OF AFORESAID SECTION 13; THENCE S00°30'41"W ALONG THE SECTION LINE, A DISTANCE OF 300.83 FEET TO THE POINT OF BEGINNING.